

Town of Fairview



**Town of Fairview
Regular Council Meeting
March 10, 2026 @ 6:30 pm**

1. Call the meeting to order: ---Mayor Wilfong

The following Council members were present: Mayor Gary Wilfong, John Biggers, Patricia Kindley, David Link and Kerry Price

Others present: Darrell Baucom, Financial Officer; Ed Humphries, Land Use Administrator; Jim King, Town Administrator; Teresa Gregorius, Town Clerk and Spencer Cox, Administrative Assistant

2. Invocation

3. Pledge of Allegiance

4. Agenda Changes/Approval of Agenda

Mayor Wilfong announced that there was an agenda change to be addressed. Teresa Gregorius explained that Jon Wood had sent a contract that the Mayor wanted the Council to review. She noted that the Council had already approved this contract at their retreat, deciding to accept items 1 and 3 of the proposal. The contract simply needed the Mayor's signature, and she requested that the Council approve the contract and give authorization for the Mayor to sign it.

Patricia Kindley made a motion to approve the agenda as amended. David Link seconded the motion. Council members Biggers, Kindley, Link and Price voted yes (4-0).

5. Approval of Consent Agenda:

5.A. Financial and Tax Reports--- *Report Accepted as Information*

5.B. Land Use Report---*Report Accepted as Information*

5.C. Fairview Park Facility February Draft Minutes (*No February Meeting*)

- 5.D. Planning Board February Draft Minutes (*Accepted as Information*)
- 5.E. Approve Council Minutes for February 9, 2026
- 5.F. Approve 2026 Audit Contract with JB Watson & Co., PLLC and Authorize Mayor Wilfong to Sign

Kerry Price made a motion to approve the consent agenda. Patricia Kindley seconded the motion. Council members Biggers, Kindley, Link and Price voted yes (4-0).

6. Public Comments: None

7. Presentations: None

8. Items of Business:

8.A. Approve Fairview Planning Board Application

Appoint Natalie Smith (application in packet) for an alternate vacancy on the Planning Board with term to expire September 2028

Teresa Gregorius explained that Bill Thomas had resigned from the Planning Board, and his term was not set to expire until September 28th. The town had asked the alternates on the Planning Board if they would like to move up to full membership, and Alex Karakosta had agreed. This created a need to fill the alternate position with Natalie Smith, who had submitted an application the previous year expressing interest in serving on a town committee.

Mrs. Gregorius clarified that Alex's move from alternate to full member was automatic per town policy and did not require a separate motion. The Mayor confirmed this understanding before proceeding with the appointment.

Patricia Kindley made a motion to approve Natalie Smith as an alternate to the Planning Board with her term expiring September 2028. David Link seconded the motion. Council members Biggers, Kindley, Link and Price voted yes (4-0).

8.B. Approve Budget Amendment 1

Finance Officer Darrell Baucom explained that Budget Amendment #1 addressed expenses discussed at the Council retreat. The amendment covered planning and design expenses for the amphitheater project, as well as additional salary costs for training Jim King and Spencer Cox as they replace Teresa Gregorius and Ed Humphries. The funding would come from the appropriate fund balance, essentially taking money from savings.

Councilman John Biggers expressed concern about the town's fund balance, noting that \$54,000 was being taken from savings. Darrell Baucom confirmed this would

leave approximately \$450,000 in reserves, while the recommended minimum is \$200,000. There was discussion about the need to closely monitor spending versus income, given the reduced buffer. Darrell Baucom noted that a 2-cent tax increase would help and acknowledged the importance of being careful with expenditures.

David Link made a motion to accept the budget amendment #1 as presented by Darrell Baucom to cover expenses for additional training and other costs associated with the park. Kerry Price seconded the motion. Council members Biggers, Kindley, Link and Price voted yes (4-0).

8.C. Discuss Benesch Amphitheater Work Proposal

During the discussion, there was also conversation about an agenda change item regarding a contract with Benesh (an engineering firm). Teresa Gregorius explained that the Council had discussed this contract at their retreat and had decided to proceed with items 1 and 3 of Benesh's proposal. The contract was for design and bidding services for the amphitheater project.

Mayor Wilfong provided context about the upcoming Too Much Sylvia concert on June 12th, explaining that the amphitheater would not be ready in time. The town had worked with the band to use the picnic shelter as a stage instead, which would require moving picnic tables and renting a generator for power. This arrangement would give the town more time to complete the amphitheater project while still hosting the event. There was extensive discussion about the costs and approach for the amphitheater project. Council members noted that the Benesh contract was for approximately \$20,900 to handle design, bidding, and construction management. Mayor Wilfong mentioned the amphitheater kit costs around \$70,000, plus permitting fees of about \$3,000. He also discussed potential local assistance from Fernando, who had offered to donate labor for steel construction and provide steel at cost through his connections.

Council members expressed some concern about spending \$20,900 on design work without knowing the final construction costs, but ultimately agreed that the professional approach through Benesh was the most prudent path forward. There was discussion about the risks of using non-licensed contractors versus going through a formal bidding process with qualified general contractors.

John Biggers moved to approve the contract for \$20,900 and authorize the Mayor to sign it. David Link seconded the motion. Council members Biggers, Kindley, Link and Price voted yes (4-0).

9. Council Comments:

Council members discussed several upcoming events and projects. Mayor Wilfong updated the Council on the county parks and recreation department's offer to install a story trail at the park, with the town providing materials and the county providing labor. He also discussed Unionville's upcoming 250th birthday celebration on June 27th, mentioning his efforts to arrange flyovers for the event, including contacts with private aircraft owners.

Mayor Wilfong reminded everyone about the Easter celebration planned for March 28th at the park and mentioned Unionville's celebration budget of approximately \$50,000 for their event.

John Biggers mentioned planning another community fishing event at the park, similar to the previous year's successful event hosted by a local church. The event would be free to the public with hot dogs and prizes for tagged fish. There was also discussion about fundraising ideas, including selling memorial bricks similar to successful programs at other locations.

Spencer Cox reminded everyone about the upcoming Spring Fling at the park on March 28th.

10. Adjournment

Patricia Kindley made a motion to adjourn. David Link seconded the motion. Council members Biggers, Kindley, Link and Price voted yes (4-0).

Respectfully submitted,

Teresa Gregorius
Town Clerk

Gary Wilfong
Mayor

Approved this 12th day of May, 2026